

Westfield

August 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	515 Trinity Place	MultiFlr	2	2.0	18	\$414,500	\$414,500	\$423,000	102.05%	\$384,200	1.10
2	1009 Columbus Avenue	Colonial	4	2.0	25	\$699,000	\$650,000	\$630,000	96.92%	\$515,400	1.22
3	237 Midwood Place	Colonial	3	1.0	29	\$649,000	\$649,000	\$640,000	98.61%	\$529,700	1.21
4	17 Cowperthwaite Square	TwnIntUn	2	2.1	6	\$649,000	\$649,000	\$670,000	103.24%	\$472,000	1.42
5	1023 Columbus Avenue	SplitLev	3	2.0	16	\$775,000	\$699,000	\$700,000	100.14%	\$533,900	1.31
6	119 N Scotch Plains Avenue	RanchRas	4	2.0	17	\$689,000	\$689,000	\$708,000	102.76%	\$499,000	1.42
7	511 Dorian Court	Colonial	3	1.1	9	\$625,000	\$625,000	\$718,500	114.96%	\$487,400	1.47
8	548 Hort Street	Colonial	3	2.1	14	\$649,000	\$649,000	\$730,000	112.48%	\$458,100	1.59
9	17 S Wickom Drive	Colonial	3	1.1	20	\$750,000	\$750,000	\$805,000	107.33%	\$546,400	1.47
10	316B Palsted Avenue	TwnEndUn	3	2.1	20	\$749,000	\$749,000	\$818,000	109.21%	\$672,300	1.22
11	632 Kensington Drive	SplitLev	3	1.1	17	\$779,000	\$779,000	\$821,000	105.39%	\$595,500	1.38
12	923 Central Avenue	Colonial	4	2.1	15	\$849,900	\$849,900	\$832,000	97.89%	\$768,600	1.08
13	58 Michael Drive	Bi-Level	4	2.1	20	\$799,000	\$799,000	\$875,000	109.51%	\$663,600	1.32
14	705 E Broad Street	SplitLev	4	3.0	13	\$879,000	\$879,000	\$879,000	100.00%	\$717,400	1.23
15	721 Shackamaxon Drive	SplitLev	4	3.0	15	\$799,000	\$799,000	\$910,000	113.89%	\$841,800	1.08
16	730 Norman Place	CapeCod	3	2.2	15	\$879,999	\$879,999	\$926,000	105.23%	\$746,200	1.24
17	111 Prospect Street 4D	OneFloor	2	2.1	28	\$998,000	\$998,000	\$986,500	98.85%	\$929,600	1.06
18	306 Scotch Plains Avenue	Colonial	4	2.1	0	\$950,000	\$950,000	\$995,100	104.75%	\$537,600	1.85
19	111 Prospect Street 4D	OneFloor	2	2.1	183	\$1,399,000	\$1,199,000	\$1,125,000	93.83%	\$1,500,000	0.75
20	973 Cherokee Court	Custom	4	3.0	10	\$1,175,000	\$1,175,000	\$1,200,000	102.13%	\$822,400	1.46
21	1249 Boulevard	Custom	4	3.1	9	\$969,000	\$969,000	\$1,200,000	123.84%	\$701,100	1.71
22	531 Washington Street	Colonial	3	2.1	8	\$999,000	\$999,000	\$1,220,000	122.12%	\$723,900	1.69
23	905 Harding Street	Colonial	5	3.1	300	\$1,449,000	\$1,399,000	\$1,350,000	96.50%		
24	27 Canterbury Lane	Colonial	4	2.1	8	\$1,200,000	\$1,200,000	\$1,350,000	112.50%	\$934,400	1.44
25	741 Carleton Road	Colonial	4	2.1	8	\$1,250,000	\$1,250,000	\$1,350,000	108.00%	\$762,800	1.77

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26	853 Tice Place	Colonial	4	2.2	14	\$1,350,000	\$1,299,000	\$1,355,000	104.31%	\$959,700	1.41
27	31 Hawthorn Drive	Colonial	3	2.1	5	\$1,299,000	\$1,299,000	\$1,410,000	108.55%	\$1,035,300	1.36
28	635 Norman Place	Colonial	4	3.1	14	\$1,499,000	\$1,499,000	\$1,525,000	101.73%		
29	460 Topping Hill Road	Colonial	4	2.2	12	\$1,599,000	\$1,599,000	\$1,550,000	96.94%	\$1,117,400	1.39
30	658 Boulevard	Colonial	4	3.1	16	\$1,450,000	\$1,450,000	\$1,551,000	106.97%	\$896,200	1.73
31	526 Cory Place	Colonial	4	3.1	8	\$1,300,000	\$1,300,000	\$1,600,000	123.08%	\$933,700	1.71
32	220 N Euclid Avenue	Colonial	5	4.1	13	\$1,495,000	\$1,495,000	\$1,650,000	110.37%	\$988,000	1.67
33	1350 Overhill Street	Colonial	5	4.0	8	\$1,589,000	\$1,589,000	\$1,700,000	106.99%	\$906,100	1.88
34	766 Hyslip Avenue	Colonial	5	4.0	17	\$1,525,000	\$1,525,000	\$1,700,000	111.48%	\$1,076,300	1.58
35	261 Canterbury Road	Colonial	6	3.1	15	\$1,799,000	\$1,799,000	\$1,799,000	100.00%	\$1,178,700	1.53
36	684 Westfield Avenue	Colonial	6	5.1	1	\$1,600,000	\$1,600,000	\$1,800,000	112.50%	\$1,265,100	1.42
37	921 Boulevard	Colonial	5	5.1	17	\$1,750,000	\$1,750,000	\$1,800,000	102.86%	\$1,275,600	1.41
38	846 Highland Avenue	Colonial	6	4.1	38	\$1,995,000	\$1,995,000	\$1,900,000	95.24%		
AVERAGE					26	\$1,112,458	\$1,101,247	\$1,163,213	105.87%		1.42

"Active" Listings in Westfield

Number of Units: 30
 Average List Price: \$1,452,583
 Average Days on Market: 41

"Under Contract" Listings in Westfield

Number of Units: 36
 Average List Price: \$1,223,878
 Average Days on Market: 47

Westfield 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	16	46	28	19	32	14	17	26					23
List Price	\$1,044,587	\$1,255,690	\$1,221,400	\$974,012	\$1,170,782	\$1,156,667	\$1,089,634	\$1,101,247					\$1,119,528
Sales Price	\$1,050,867	\$1,258,000	\$1,245,367	\$1,043,500	\$1,224,990	\$1,240,301	\$1,154,448	\$1,163,213					\$1,176,359
SP:LP%	100.42%	100.53%	102.03%	106.37%	105.41%	107.38%	107.73%	105.87%					105.50%
SP to AV	1.24	1.30	1.35	1.36	1.45	1.40	1.42	1.42					1.39
# Units Sold	15	10	15	24	33	43	29	38					207
3 Mo Rate of Ab	1.06	1.89	2.76	2.14	1.23	0.96	0.94	0.68					1.46
Active Listings	33	35	32	29	27	37	26	30					31
Under Contracts	18	39	50	69	64	58	58	36					49

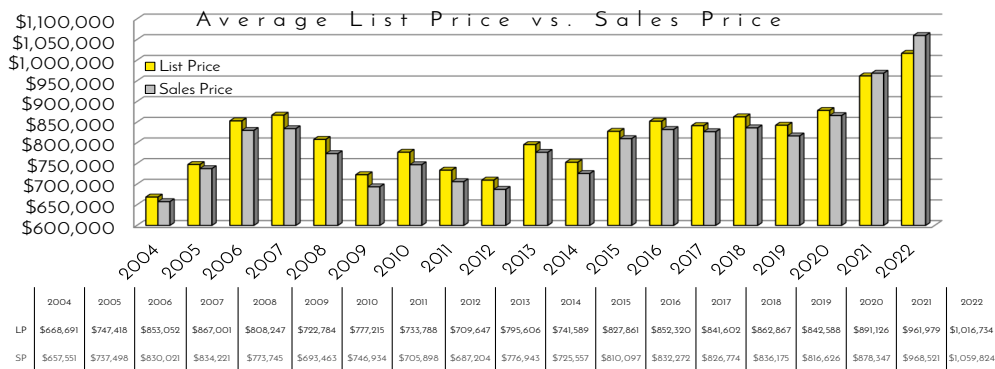
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	25	23	-7.81%
Sales Price	\$1,079,146	\$1,176,359	9.01%
LP:SP	105.23%	105.50%	0.25%
SP:AV	1.29	1.39	7.77%



YTD	2022	2023	% Change
# Units Sold	256	207	-19.14%
Rate of Abs 3 Mo	1.22	1.46	19.71%
Actives	37	31	-16.16%
Under Contracts	61	49	-19.18%

Westfield Yearly Market Trends



Westfield Yearly Market Trends

